

**ST. LUCIE COUNTY BOARD OF COUNTY COMMISSIONERS
FIVE-YEAR CAPITAL IMPROVEMENT PLAN
FISCAL YEAR 2003 - 2004**

St. Lucie County's Capital Improvement Plan (CIP) is a planning, budgetary, and financial tool identifying the County's infrastructure or fixed asset needs over a five-year time period. In preparing the five-year plans, projects are listed only if future revenues are expected to be available to support the projected expenditures, thereby maintaining a balanced plan in terms of revenues and expenditures.

In general, capital projects are major fixed assets or infrastructure needs with long-term value, such as buildings, roads, bridges, parks and other recreational facilities, vehicle replacement, libraries, utilities and solid waste facilities, etc. Proposed projects may originate from county departments, constitutional officers or citizens. The Capital Improvement Program (CIP) is updated annually and approved by the Board of County Commissioners to reflect the projects approved for completion within the five-year period. Revisions, deletions and additions to the current year list of projects may be made throughout the fiscal year contingent upon the approval of the Board of County Commissioners.

Funds allocated to specific projects remain allocated to that project until completion or until reallocated through Board action and approval. Additionally, project budgets are reviewed periodically throughout the year and adjusted, as necessary, with Board approval. Depending on the availability of funds, the nature and size of the project and specific policies of the Board, capital projects may be funded by a variety of revenue sources such as, ad valorem revenues, franchise fees, grant funding, impact fees, special assessments gas taxes, and / or debt financing.

In St. Lucie County, the Central Services Department is responsible for the majority of capital improvements and maintenance projects of County facilities. In general, new capital construction and major maintenance / repair projects involving County facilities are included in the Central Services CIP. These projects are categorized under "Investment for the Future" with funding primarily coming from franchise fees. The "Investment for the Future" program was initiated in fiscal year 1998 with the main goal of allocating \$1 million annually to address the capital and maintenance needs of county facilities. The program is comprised of major capital construction or renovations as well as projects that are maintenance or repair in nature. Additionally, the Central Services CIP addresses the fleet maintenance / vehicle replacement needs of the County. Every year, the Service Garage division assesses the needs of the county fleet and makes a recommendation to the Board which vehicles need replacement in the next fiscal year and succeeding fiscal years. As part of the "Investment for the Future" program, \$500,000 is earmarked towards the county's vehicle/fleet replacement.

Additionally, it is worth noting that in the coming fiscal year 2003-2004, the Central Services Department will be responsible for two major projects, namely, the construction of 2 new jail pods and a new Clerk of Court building. Funding for these projects are coming from the Sales Tax Refunding and Improvement Revenue Bonds, series 2003. Other major construction projects that will take place in the new fiscal year include construction of an addition and new façade to the Administration building, Annex II/Campus Plan, renovations to the Civic Center, and completion of the Rock Road Jail security system upgrade and Energy efficiency projects. Also included in Central Services CIP are maintenance and repair type of projects. These projects are part of the “Investment for the Future” program; they do not require capitalization and mostly fall under the maintenance improvement category.

The Engineering Division of the Public Works Department has a clearly defined five-year capital improvement plan for transportation related projects which include road construction, resurfacing, reconstruction, bike paths, traffic signals, culvert replacements, drainage improvements and bridge repairs or maintenance etc. The entire five-year plan is updated annually. Where available, multi-year projections are included in this document. As with other Capital Projects, funds allocated to a project remain with that project until completion or funds are reallocated through Board action and approval. For Fiscal year 2003-2004, some of the major capital projects for the Public Works department include the construction of Wal-Mart infrastructure, Lennard Road and the South 25th Phase I projects. In addition to transportation related projects, certain divisions within the Public Works Department, not directly related to transportation, have formulated their own Capital Improvement Plans (CIP). These divisions are Solid Waste, Environmental Resources, Stormwater Management and Erosion Control.

The Parks and Recreation department is comprised of several divisions and is large in terms of personnel and diverse in terms of its mission. Under the umbrella of the Parks and Recreation CIP, one will find capital projects for Parks, Recreation, Museums, Sports Complex and Golf Course divisions. The projects reflected within the Parks and Recreation CIP include improvements to parks, boat ramps, beach access, the Thomas J. White Sports Complex, the Civic Center and other parks and recreational related facilities. Funds for these projects come primarily from the “Investment for the Future” program, general fund, parks impact fees and some grants. On November 5, 2002, the county’s voters approved a referendum authorizing the County to establish a Municipal Service Taxing Unit for parks that would levy an ad valorem tax at a rate not to exceed ¼ mill per year up to 20 years. Collection of the imposed millage will begin in fiscal year 2003-2004. A preliminary expenditure plan includes the acquisition of Lakewood Park property. Other significant projects within the Parks and Recreation department include Open Space Pool, renovations to the Ravenswood Pool, improvements to the River Park Marina, Fairgrounds lighting, Savanna campground trails and an Equestrian arena

at the new Fairgrounds facility.

Other departments with a defined CIP are the Port, Airport, Utilities and Environmental Resources. Some significant capital projects within these departments are the continuation of the Industrial Park West project at the St Lucie County airport, airfield lighting rehabilitation, construction of parallel runway 9L/27R, rehabilitation of taxiway E, port development property acquisition, and Taylor Creek improvements.

A concern associated with completing capital projects involves the determination of operating impact. For example, if a building is constructed how much will it increase the annual cost of utilities, personnel or maintenance? What effect will taking the property off the tax rolls have on ad valorem revenues? Will the project generate enough revenue to offset the anticipated expenses? (i.e. revenue from a lease or fees) The departments answer these questions when making their request. Any operating impact is indicated on the project summary sheet provided by the department during the capital plan review. Additional operating costs for the construction of new facilities (Rock Road Jail pods, Clerk of Court building, Walton Road Annex, Administration Annex II etc) are shown in the corresponding project summary sheets. These additional operating costs may include utilities, operating supplies, housekeeping needs, uniforms, certifications, maintenance and repairs. Additional personnel costs are anticipated due to these buildings coming online and are budgeted under the Central Services operating budgets.

Most of the major elements of the capital plan for Central Services and Public Works/Engineering relate to maintenance, repair and replacement. For this reason we do not anticipate a significant impact on the operating budget within the framework of the proposed five-year capital plan, however, where staff has identified projects with such impacts the estimated amount has been included on the project summary sheets. Some of the parks and recreation related capital projects indicate that completion of some projects will necessitate an increase in maintenance type of contracts such as utilities and maintenance/repairs. Other projects are mostly improvements to existing facilities and therefore, will not have a significant impact on the operating budget. In the coming fiscal years, more emphasis will be placed on identifying the operating costs associated with the capital projects proposed and will be enforced throughout the preparation of the individual capital plans.